

TOWN OF BLOOMFIELD
Conservation, Energy & Environment Committee (CEEC)

There was a meeting for the above referenced committee held on January 8, 2026 at 4:30 p.m. in a hybrid meeting style. The in-person meeting location was Bloomfield Town Hall – Wintonbury Room/Conference Room 5, 800 Bloomfield Avenue, Bloomfield, CT, and the virtual location was via Zoom.

Committee Members present were: *In-Person:* Paula Jones, Chair; Robert Dickinson; David Hager; *and via Zoom:* Nancy Bowden; Brenda Watson; Jessica White

Committee Members absent were: Claudia Gwardyak; Charlie Nevers; Zellene Sandler

Also present were:

In-person: Jon Colman, Director of Building & Land Use; Nicholas Gabuzda, Environmental Planner; Kevin Gough; Cori Presutti; Lynn Weisel, Recording Secretary

via Zoom: Lorenzo Jones; Val Rossetti (joined at 4:37 p.m.); Don Weigt

The meeting was called to order at 4:32 p.m.

Approval of Agenda

It was moved by Mr. Dickinson and seconded by Mr. Hager to approve the meeting agenda as written.

Approval of Meeting Minutes

It was moved by Ms. Bowden, and seconded by Ms. Watson to approve the 12/11/25 meeting minutes with the following changes:

- Change the word “work” to “working” in the last sentence on page one.
- Change the first sentence in the last paragraph on page two to read, “There was a discussion about solar on the new Prosser Library, noting that it was built to support solar.”

The motion passed unanimously.

Town Planner & Environmental Planner Report/s

Environmental Planner, Mr. Gabuzda, noted that the items from his report would be covered through the agenda items.

Town Planner, Mr. Colman, provided the committee with a written update (attached). He highlighted the number of building permits, which have generated over \$1.16 million. There was a question as to if the Town credit downgrading from S&P would impact the Town Center Plan CIF grant application. Mr. Colman noted that it would not, and that the two are unrelated.

Old Business

2026 Priorities Discussion

Ms. Jones led the group through a review of the 2025 CEEC Priorities, noting that it is a working document that will be reexamined throughout the year.

Suggested updates included:

- Priority 1 – Nature-Based Solutions for Environmental Health
 - Explicitly add support for agricultural land, with language such as, “promote the Town’s recognition and valuing of agriculture and agricultural lands”
 - Leverage and support what other Town groups are doing, including the beginning of the Pollinator Pathways program with BBC
 - Add languages such as “continue” for items that have been completed and are continuing, such as CEEC role in supporting Tree City USA
 - Rethink Shred & Electronics Day due to cost of running the program. Possibly change the event to once per year or partner with other Towns, and highlight other options for shredding (such as the library) that may be available
 - Add the annual spring clean-up as part of the anti-litter campaign
 - Remove composting from Waste Management Programs if there is not an advocate for it nor funding to pursue it
- Priority 2 – Electric Generation, Renewable Energy, Efficiency & Affordability
 - Include use of the PACE Clean Energy Action Center tool
 - Add geothermal networks
 - Reduce the size of school buses
- Priority 3 – Climate Change Resiliency & Hazard Mitigation
 - Take out Environmental Planner, as one has been hired
 - Add watershed support and riparian buffers
 - Fold the Climate Task Force into a Sustainability Team. It was noted that the Town may already be accomplishing the goals of the Climate Task Force with the hiring of the Environmental Planner and the work and community engagement that he is doing.
 - Add extreme heat education
- Priority 4 – Communication
 - Ask each committee member to write an op-ed for the Bloomfield Messenger
 - Consider what items the committee would like to promote and ask the Town for support as needed

Solar in Bloomfield / Solar Regulations – Update

Mr. Gabuzda reported that the draft regulations are complete. He will be attending a solar presentation from Third Act and will add any applicable items from the presentation before sending the draft to CEEC to review.

Sustainable CT Recertification - Update

Mr. Gabuzda stated that the Town is 42.5% of the way to Bronze certification, with a target submission date in August. He highlighted the importance of the Equity Toolkit and the need to start this item. He is aware of people who want to join the Sustainability Team, and noted that the team will meet at least twice before August.

Extreme Heat – Update

Ms. Bowden reported that she will have more information at the next CEEC meeting. She noted that the Extreme Heat work will also contribute to Sustainable CT points and certification.

Landscape Regulations (Tree Ordinance) Revision

Mr. Gabuzda has finished the landscape regulations draft and it is being reviewed by Town staff.

New Business

Deer Crossing Signs Request

Ms. Jones shared a request from a Town resident for deer crossing signs on Maple Ave. It was noted that there are both deer crossing and turtle crossing signs in various part of Town. General consensus was that the impact of turtle loss was greater, but that the deer crossings impact public safety. Ms. Jones will bring up the concern at the Town Council Public Safety Subcommittee meeting.

Salamander crossing signs were also suggested, which led to a discussion about the importance of public education. An op-ed on the topic was mentioned, as was a vernal pool walk with Traprock Ridge Land Conservancy.

Simsbury Sustainability Commission Invitation (Sustainability Fair, Saturday, May 2)

CEEC was invited to join the Simsbury Sustainability Fair on Saturday, May 2. Members were in favor of moving forward, with pollinator pathways mentioned as a potential topic.

Shred Day & Small Electronics Spring Event (May 9 if date available?)

Ms. Jones proposed May 9 as the next Shred Day, with all members in favor.

Renewable Energy - Educational Opportunities/Field Trips (Tour of Seabury, Feb 14, 10AM - Noon)

Ms. Watson shared the opportunity for CEEC to have a geothermal system tour at Seabury on 2/14 from 10 a.m. – Noon. She noted her goal to reduce the energy burden in Town, and highlighted the federal government's current favorability towards geothermal. She suggested that the Town apply for a geothermal feasibility study when federal funding becomes available.

All members were in favor of also inviting the Town Manager and Town Council on the tour.

Violation at 171 Mountain Avenue & Remediation Plan

Mr. Gabuzda was contacted by a resident concerned about wetland removal at 171 Mountain Avenue, and subsequently contacted the Town's Wetland Agent, Mr. Castaldi. Mr. Castaldi brought the matter

before the IWWC, who determined there was not a formal violation, but that remediation would be appropriate. There is a current remediation plan in place. Ms. Jones asked Mr. Gabuzda to keep the committee updated.

Other

There was no discussion on this item.

Announcements/Updates/Upcoming Events from the Committee

“Simplify Solar Kick-off and Introduction” – January 14, 1pm webinar

The information for the “Simply Solar” event has been sent to the committee.

Tree City USA & Trees for Bloomfield Update

Ms. Jones reported that the Tree City USA recertification application has been submitted. She also noted that the forest stewardship plan is being reviewed; the right-of-way tree inventory is in process; and Arbor Day event planning will be starting soon.

Public Landscapes Working Group Update (BBC lead)

Mr. Gabuzda highlighted the effort, through BBC, to manage the landscapes within Town, particularly beyond mowing. One goal is to develop a management plan, as different areas require different types of maintenance. Mr. Colman noted that some of the newer buildings include sophisticated plantings that go beyond the staffing and funding levels of DPW. There is also a desire to transition some existing landscapes into more sustainable ones that do not require the same level of mowing or maintenance.

Pollinator Pathways Group Formation

Ms. Cori Presutti gave a brief presentation on the Pollinator Pathways Initiative that she is spearheading in Bloomfield. Pollinator Pathways are focused on how to build a pollinator-safe environment, both through installing habitats and community education. The community is invited to a kick-off event on 2/4/26 at 5:30 p.m. that will include a presentation, actionable guidance, and how to get involved. Future events may include garden building and invasive removal. Ms. Presutti is coordinating with the BBC and Mr. Gabuzda. They are also working to identify areas of Town that would be good areas for pollinator pathways. Anyone looking to join the steering committee should reach out to Ms. Presutti.

Other

There were no other items at this time.

Public Comment

There was no public comment.

Adjournment

It was moved by Mr. Dickinson, seconded by Ms. Watson, and voted unanimously to adjourn the meeting at 5:58 p.m.

Addendum: List of Frequently Used Acronyms

- BBC: Bloomfield Beautification Committee
- BOE: Board of Education
- BPS: Bloomfield Public Schools
- CIF: Community Investment Fund
- CRCOG: Capitol Region Council of Governments
- CTLCV: Connecticut League of Conservation Voters
- DEEP: Department of Energy & Environmental Protection
- DOT: Department of Transportation
- DPH: Department of Public Health
- EDC: Economic Development Commission
- HMCAP: Hazard Mitigation and Climate Adaptation Plan
- IWWC: Inland Wetlands & Watercourses Commission
- MDC: The Metropolitan District
- PFAS: per- and polyfluoroalkyl substances known as “forever” chemicals
- POCD: Plan of Conservation and Development
- PURA: Public Utilities Regulatory Authority
- P&Z: Plan & Zoning (also sometimes seen as TPZ for Town Plan & Zoning)
- RFP: Request for Proposals
- RFQ: Request for Quote
- TFB: Trees for Bloomfield
- TOB: Town of Bloomfield
- TPZ: Town Plan & Zoning
- ZEO: Zoning Enforcement Office



BUILDING & LAND USE DEPARTMENT

Yearend 2025 Development Report

Prepared by: Jonathan Colman, Director



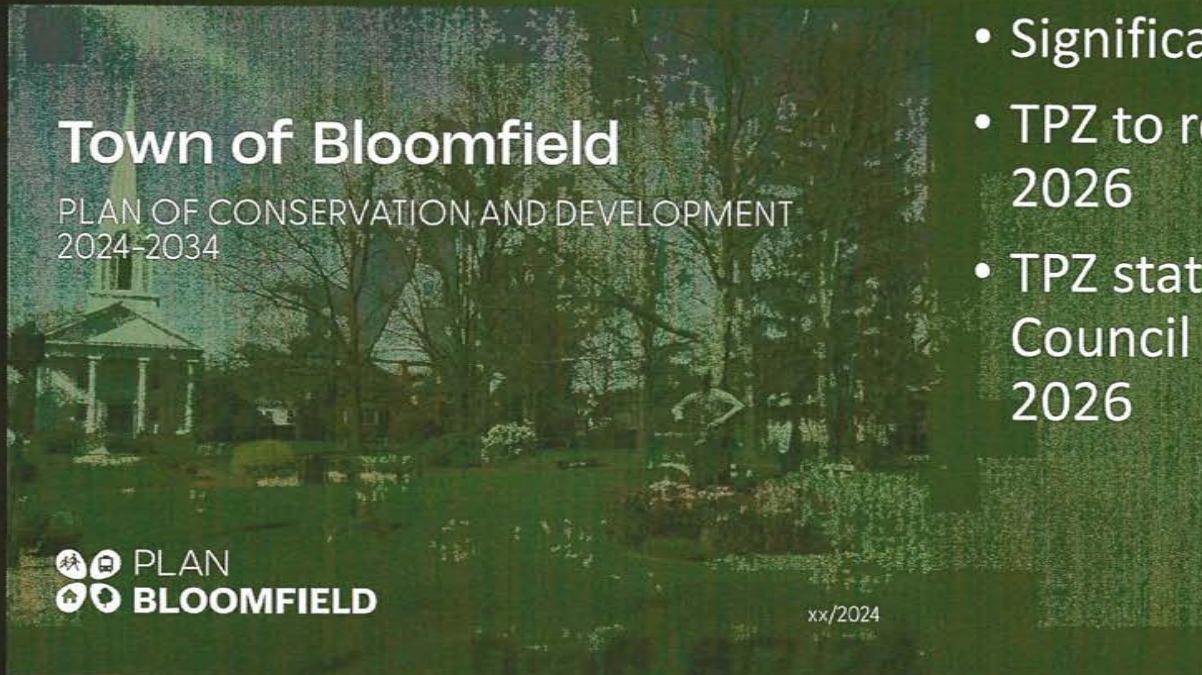
Town Center Plan (TCP)

- Town Center Master Plan Adopted in May 2025
- Amended CIF Grant Application for \$19.8M submitted to DECD December 3, 2025. Decision expected in March 2026.





PLAN OF CONSERVATION & DEVELOPMENT



- Significant Re-write in process
- TPZ to review on January 22, 2026
- TPZ statutory referral to Town Council potentially February 26, 2026



POLICY/ORDINANCE/ZONING AMENDMENTS

ZONING REGULATIONS

- Inclusionary Zoning Regulations adopted April 2025.
- 10% of commercial building permit fees (approximately \$120,000) has been transferred to the Affordable Housing Trust Fund
- Cannabis Moratorium was exended to March 1, 2026

ORDINANCES

- Continued review of the Housing Trust Fund Policies and Application Forms
- Continued review of Collection efforts related to Code Enforcement Citiations



APPROVED DEVELOPMENT & DEVELOPMENT UNDER CONSTRUCTION

- Ryfield Hollow – 90 units of single-family completed
- Tellus II – 150 units apartments completed
- 200 Seabury – 24-unit residential building addition is under construction
- Watkins/Simsbury/Overbrook 32-single-family dwellings under construction
- Abby Court, AKA 1120 Blue Hills Avenue 29 single-family dwellings under construction
- 57 Jolley Drive – 40 apartment units under construction
- Arbella AKA 871/885 Blue Hills Ave- 164 total units of apartments/town houses with 19 affordable housing units is under construction
- 40 Tunxis Avenue – “Popeye’s” under construction, activity has resumed.
- 85 Granby Street – Redevelopment, Self-storage facility completed
- 90 & 116 West Dudley Town Road 550,000 sq. ft. warehouse proposal withdrawn



APPROVED DEVELOPMENT & DEVELOPMENT UNDER CONSTRUCTION

- 59-69 Douglas Street – New Self-storage facilities under construction.
- 9 Tunxis Avenue – New Tenant Occupant -New Physical Therapy Medical Office now opened.
- Copaco Center – Undergoing significant upgrades with new ownership
- Significant investments at Cigna and Kamatics
- 529 Cottage Grove Rd – Approved New Retail Development (5-unit mall strip) construction started



PRE-DEVELOPMENT/ PRE-CONSTRUCTION

- 270 Woodland Avenue: 150 ± housing preliminary meetings with staff held
- 1151 Blue Hills Ave AKA First Cathedral – Zone Change and related Master Plan for 150 apartment unit affordable housing development and an empowerment center. Ongoing land use approval process underway.
- 132 Griffin Rd. N – Proposed Data Center Facility (No further activity)
- 522R Cottage Grove Rd – Proposed 230 MW Battery Storage Facility (No further activity)
- 30 Tariffville Rd – Proposed 190 MW Battery Storage Facility (No further activity)
- 800 Cottage Grove Rd – Informal presentation held with staff for a proposed 130 apartment units
- Phase IV – Town Center Apartments at 8 & 10 Gabb Road; 679,681,683,685,687 & 689 Bloomfield Avenue, final land use approvals pending



BUILDING & LAND USE BY THE NUMBER

July 1, 2025 - December 31, 2025

- 1,194 Building Permits
- \$1,160,529M Permit Value
- \$83,118,975 Construction Value